

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING**  
**MINUTES**

**June 5, 2012**

Chairperson J. Hilt called the meeting to order at 4:03 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, L. Spataro, D. Mayville, L. Wood

MEMBERS ABSENT: S. Radtke, K. Panozzo

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: M. Ferriby, Hackley Public Library; D. Lawnstein, Fishbeck, Thompson, Carr & Huber, Inc, Grand Rapids

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of May 1, 2012 was made by S. Kroes, supported by J. Hilt and unanimously approved.

**NEW BUSINESS**

D. Mayville arrived at 4:05 p.m.

Case 2012-10 – 1440 Clinton Street. Applicant: MOCAP. District: Clinton-Peck. Current Function: Residential. The applicant is seeking approval to install a panel of solar tubes on the roof. Photos of the panel and roof location were provided. Board members had no objections.

A motion that the HDC approve the request to install a panel of solar tubes on the roof, as long as it meets all zoning requirements and the necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2012-11 – 316 W Webster Avenue. Applicant: Hackley Public Library. District: National Register. Current Function: Library. The applicant is seeking approval to construct a partial second floor addition that will house a new HVAC unit, equipment screening and emergency stair case.

M. Ferriby stated that the library needed an emergency exit from the 2<sup>nd</sup> floor. The one currently in place led back to the first floor, which would be unsafe in case of a fire. They would also like to add an air conditioning unit. The heavy stone exterior made the interior very hot in the summer, which discouraged people from using the facility. The contractor they hired to do the work had experience with historic buildings, including work done on Michigan's oldest library. D. Lawnstein, the project architect, explained the partial addition. He stated it would not be visible from Webster Avenue, and only minimally visible from the side. They proposed to use manmade stone-like material with a more polished look than the historic stone exterior, in order to differentiate the addition from the original building. He described the screening and appearance of the mechanical ground unit, and stated that they intended to minimize the impact on the view as little as possible. The new exit would be an emergency exit only, and not for daily use.

D. Mayville stated that he had worked with the proposed manmade stone-like material before and liked it. L. Spataro asked if there would be a flat roof on the addition. D. Lawnstein stated that it would be a very low-slope roof to maintain the low visibility. M. Ferriby stated that there was a membrane roof there now.

S. Kroes disclosed that she was an employee of the library, but that this case would have no financial impact on her.

A motion that the HDC approve the request to construct a second floor addition that will house a new HVAC unit, equipment screening and emergency staircase; as long as all zoning requirements are met and the necessary permits are obtained, was made by D. Mayville, supported by L. Wood and unanimously approved.

### OLD BUSINESS

None

### OTHER

Promotion of homes in the Historic Districts – J. Hilt asked board members to come up with a list of questions for realtors, and to share those at the August meeting.

There being no further business, the meeting was adjourned at 4:30 p.m.